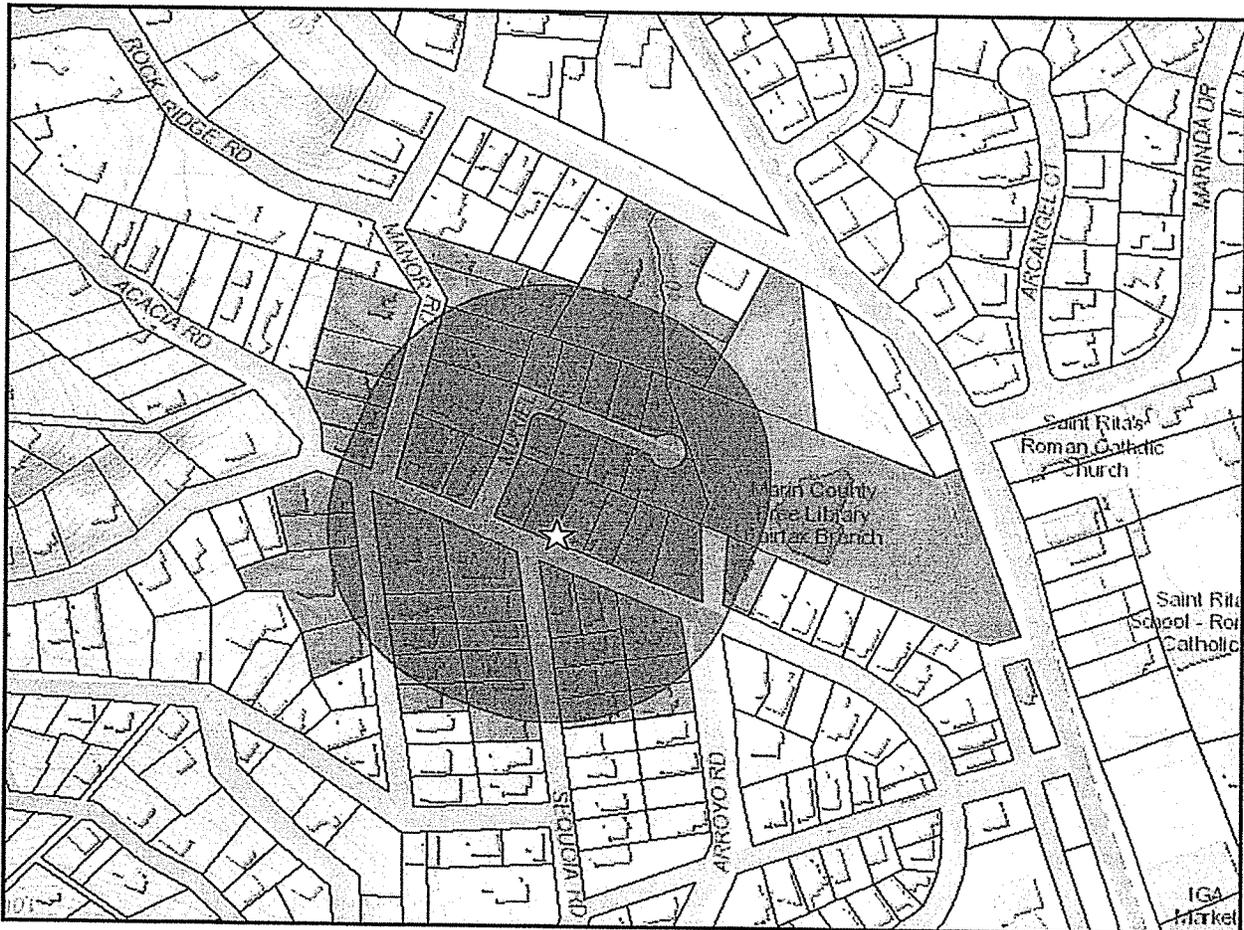


**TOWN OF FAIRFAX
STAFF REPORT
Department of Planning and Building Services**

TO: Fairfax Planning Commission
DATE: April 24, 2014
FROM: Jim Moore, Director of Planning and Building Services
Linda Neal, Senior Planner
LOCATION: 56 Scenic Road; Assessor's Parcel No. 001-131-22
PROJECT: 50% remodel and family room addition to a single family residence
ACTION: Use Permit and Variances; Application 14-13
APPLICANT: Robert Franco
OWNER: Blake Knier
CEQA STATUS: Categorically exempt, § 15303(e)(1), 15303(e) and 15305(a)



56 SCENIC ROAD

BACKGROUND

The 845 square foot residence was constructed on this 5,500 square foot, level site in 1924. The house is located on the rear and eastern side property lines.

There is also a 160 square foot patio cover on the west side of the residence that staff can find no building permit or setback variance for but it appears to have been there for quite some time and staff has made the determination that the structure is legal non-conforming.

There is also a small storage shed on the property that is less than 120 square feet in size and does not require a building permit. However, structures that do not require building permits are still subject to setback regulations and the owners have indicated that they will relocate the shed so that it maintains the required side setback as part of the project. The shed is shown in its conforming location on the proposed site plan.

DISCUSSION

The project encompasses construction of a 400 square foot living room addition to an existing 845 square foot, single-family residence resulting in a 1,245 square foot structure. The 400 square foot addition and the remodeled 491 square feet of remodeled area (living room and kitchen) constitute a 50% remodel.

The property is located in the Residential RD 5.5-7 Zone and the project will comply with the RD 5.5-7 regulations as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	6 ft	6 ft	25 ft	5 ft & 5 ft	15 ft	.40	.35	28.5 ft, 2 stories
Existing	80 ft	0 ft	80 ft	0 ft & 3ft	3 ft	.17	.27	9 ft, 1 story
Proposed	18 ft	same	18 ft	0 ft & 0ft	0 ft	.24	.35	14 ft, 1 story

50% Remodel

The Town Code indicates that the aggregate amount of construction, alteration and enlargement on a non-conforming property or structure shall not affect more than 50% of the floor area of the building unless the parking is brought into compliance with the code or a parking variance is granted by the Commission [Town Code § 17.016.040(B) and (C)(2)(a)]. Projects that constitute 50% remodels also require design review permit approval from the Commission [Town Code § 17.020.030(A)].

The project requires the following discretionary permits:

Use Permit: Town Code § 17.084.050(A) indicates that a use permit must be obtained from the Planning Commission prior to making any additions or modifications to a house or property on a parcel in the RD 5.5-7 Zone failing to meet the minimum 60 foot lot width requirement. The project site is only 50 feet wide so this project requires the approval of a use permit.

The purpose of the conditional use permit process is to allow the proper integration into Fairfax of uses which may be suitable only in certain locations in the Town or in a zone or only if the uses are designed or laid out on the site in a particular manner. In consideration of an application for a conditional use, the Commission shall give due regard to the nature and condition of all adjacent uses and structures, to the physical environment of the proposed use and to all pertinent aspects of the public health, safety and welfare [Town Code §§ 17.032.010(A) and (B)].

The proposed family room addition will comply with the required minimum and combined side setback and the front setback and will not decrease the existing combined front/rear yard setback below the required 25 feet.

Similar parcel sizes in the immediate neighborhood vary from 4,500 square feet to 5,500 square feet and the house sizes range from 687 square feet (50 Scenic Road on a 5,500 square foot site) to 1,712 square feet (47 Scenic Road on a 4,500 square foot site). Therefore, the proposed 1,245 square foot residence on this 5,500 square foot site will not be out of scale with the site or out of character with the neighborhood.

Setback Variances

The required setbacks in the Residential RD 5.5-7 Zone are listed in the table above. In the 1970's the Town of Fairfax amended the Zoning Ordinance, changing Zoning District classifications and increasing the setback regulations for all their residential zones. The effect of the changes was to leave the majority of the residential properties in Fairfax non-conforming with respect to parcel sizes and widths, and/or setbacks.

The purpose of the Variance process is to allow variation from the strict application of the terms of the Zoning Ordinance where, by reason of exceptional narrowness, shallowness or unusual shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary conditions of the piece of property, the literal enforcement of the requirements would involve practical difficulties or would cause undue hardship unnecessary to carry out the spirit and purpose of the zoning regulations (Town Code § 17.028.010).

The proposed combination carport/bike storage locker will maintain a 0 foot setback from the west property line and a 26 foot setback from the east side property line. If you look at both the addition and the carport together, the combined setback is 0 with

the carport having a 0 foot setback on the west side of the site and the existing house having a 0 foot setback on the east side. However, there lot is deep enough, 110 feet, and there is enough separation between the proposed carport, the relocated storage shed and the new addition, so that the site will not appear overbuilt and the property will comply with the parking regulations.

There are many similarly developed parcels throughout this neighborhood with parking structures on property lines and second living units and other accessory structures located in between or behind main residential structures.

Parking Variance: Town Code § 17.052.010(B) prohibits location any parking structure or space within any required side yard setback. The project includes the provision of three parking spaces, one of them covered at the front southwest corner of the site, with two of the spaces located within the required 5 foot side yard setback. Therefore, the project requires an exception (variance) to the parking regulations.

The minimum setback for this property is 5 feet and the project results in the location of two of the required three parking spaces immediately adjacent to the west side property line. The historical Town records give no indication why this regulation was put in place and a survey of the surrounding neighborhood reveals that there are many parking spaces located in side yard setbacks. The property immediately to the west at 60 Scenic Road has a garage structure at the rear of the property within the side yard setback. Construction of the open sided carport structure and location of the uncovered parking in the side setback is similar in design and location to the other residential parking in the neighborhood and will not change the single family character of the neighborhood or have significant negative impacts on the adjacent neighbors. As proposed the carport will bring the site into compliance with Town Code §§ 17.052.0109D) by providing a covered space and with 17.052.030(A)(1)(B) and (2) by providing the required number of spaces for a two bedroom, single-family residence.

The uncovered parking spaces will be surfaced with permeable pavers that will allow grass to grow through so they will not count toward the site lot coverage (Town Code § 17.008.020, Definitions, Lot Coverage). The owner is proposing to remove 200 square feet of the impermeable patio at the front of the house so that the site will comply with the 35 foot lot coverage limitation.

Locating the parking in the side yard setback will also allow the owners to retain the usable outdoor space at the front and side of the house since the house location on the rear property line has eliminated any backyard area.

Design Review

In order to grant a design review permit for a project the Commission must be able to determine that the architecture and design of the structure and site will conform to the Design Review Criteria set forth in Town Code § 17.20.040.

The addition will result in the removal of a mature walnut tree at the southeast corner of the existing residence but all the other trees on the site- two olive trees, a palm and a cherry tree- and the other existing vegetation will remain.

The existing residence has horizontal wood siding and, the windows, and a small existing parapet that screens the otherwise flat roof are the only features that help articulate the house.

The design of the addition will include a pitched roof and numerous windows which will improve the articulation of a structure that is currently lacking much variety in its external features. The windows on the east side of the addition will be clerestory to preserve the privacy of the adjacent residence and the siding will be horizontal and be painted to match the existing house siding. The carport siding will also be horizontal to compliment the architecture of the house.

OTHER AGENCY AND DEPARTMENT COMMENTS (Exhibit B)

Ross Valley Fire Department

1. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
2. Carbon monoxide alarms shall be provided.
3. Address numbers must be 4 inches tall and if not clearly visible from the street, additional numbers are required. The project is a substantial remodel so the numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switch off only by a breaker so it will remain illuminated all night. The numbers must be internally illuminated, placed next to a light or be reflective numbers.
4. A fire sprinkler system shall be installed throughout the structure that complies with the requirements of the National Fire Protection Association.

Marin Municipal Water District

1. The applicant must comply with the District Code Title 13, Water Conservation, as a condition of water service.
2. Should backflow protection be requirement it shall be installed prior to the project final inspection.

Sanitary District

1. If not already installed, the District requires that the sided sewer be equipped with an appropriate backwater prevention device.
2. If the project is approved the applicant shall contact the District to arrange for a District Inspector to approve the existing installation or to approve plans for the proposed installation.

Fairfax Public Works Department

The new driveway approach will have to be installed to Marin County standards.

Fairfax Police and Building Departments

The Fairfax Police Department and the Building Department had no comments on the project.

RECOMMENDATION

1. Open the public hearing and take testimony.
2. Close the public hearing.
3. Move to approve application # 14-13 based on the following findings and subject to the following conditions of approval:

Recommended Use Permit Findings (Town Code §17.032.060)

1. The proposed addition and carport will maintain similar setbacks and result in a residence similar to others found in the adjacent neighborhood. Therefore, the approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.
2. The proposed addition will maintain the required setbacks set forth the Town Code, the existing shed will be relocated to a conforming location and the carport and uncovered parking spaces will bring the property into compliance with the parking regulations. Therefore, the development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

3. The project will not change the single family character of the neighborhood and will bring the site more into compliance with the parking regulations. Therefore, approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any Master Plan, or other plan or policy, officially adopted by the City.
4. The Zoning allows the construction of second story on this property which would have a much greater impact on the surrounding residences than the proposed first floor addition. Also, the project includes the provision of additional parking and relocation of the shed into a conforming location. Therefore, approval of the use permit will result in equal or better development of the premises than would otherwise be the case and said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.

Recommended Parking Variance Findings [Town Code § 17.028.090(B)].

1. The remodel and addition will not increase the number of bedrooms beyond the existing two that are there now and the neighborhood around the property is already developed with single-family residences. Therefore, neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specified regulation.
2. Granting the variance to allow parking within the side yard setback will not result in the parking or loading of vehicles on public streets in a manner as to interfere with the free flow of traffic on the streets.
3. Granting of the variance to allow the location of two additional parking spaces in the same location where the existing on-site parking has been located for many years, will not create a safety hazard or any other condition inconsistent with the objectives of this title

Recommended Design Review Findings (Design Review Criteria, Town Code § 17.020.040)

1. The proposed addition and carport, with their horizontal siding to match the existing house and additional windows, peaked roof and the shed doors on the carport will create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.
2. The proposed addition and carport are similar to other residences and parking structures found throughout the neighborhood. Therefore, the quality of the project is of will protect the value of, private and public investments in the

immediate area.

3. The proposed development will bring the site into conformance with the parking ordinance by including the provision of three on-site parking spaces, one of them a covered space.
4. Sufficient variety exists in the design of the addition and the carport to avoid monotony in external appearance.
5. The 1,245 square foot residence is in proportion to the 5,500 square foot site and has balance and unity among its external features so as to present a harmonious appearance.
6. The project will result in the removal of 1 walnut tree but the rest of the mature trees on the site and the vegetation will be maintained.

Recommended Conditions

1. This approval is limited to the development illustrated on the plans prepared by Sean Ticknor dated February 20014, pages 1.0 through 4.0.
2. Prior to issuance of a building permit the applicant or his assigns shall secure written approval from the Ross Valley Fire Authority noting the developments conformance with their recommendations.
3. During the construction process the following shall be required:
 - a. The building official shall field check the concrete forms prior to the pour.
 - b. All construction related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the building official on a case by case basis with prior notification from the project sponsor.
 - c. Additionally, any proposed temporary closure of a public right-of-way shall require priory approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
4. Prior to issuance of an occupancy permit the Planning Department shall field check the completed project to verify that all design review and planning

commission conditions have been complied with including , if applicable, installation of landscaping and irrigation. The shed shall be relocated, the required 200 square feet of patio shall be removed and the driveway approach shall be completed.

5. The roadways shall be kept clean and the site free of dust by watering down the site if necessary. The roadways shall be kept free of dust, gravel and other construction materials by sweeping the roadway, daily, if necessary.

6. During construction developer and all employees, contractor's and subcontractor's must comply with all requirements set forth in Ordinance # 637 (Chapter 8.26 of the Town Code), "Storm Water Management and Discharge Control Program."

7. Notwithstanding section # 17.38.050(A) of the Fairfax Zoning Ordinance, **any** changes, modifications, additions or alterations made to the approved set of plans will require a modification of Use Permit 14-13. **Any** construction based on job plans that have been altered without the benefit of an approved modification of Use Permit 14-13 will result in the job being immediately stopped and red tagged.

8. Any damages to Scenic Road resulting from construction activities shall be the responsibility of the property owner. Road closures, if necessary, shall be coordinated with the Fairfax Police Department and the Ross Valley Fire Department.

9. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.

Ross Valley Fire Department Conditions:

1. All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detector shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.
2. Carbon monoxide alarms shall be provided.
3. Address numbers must be 4 inches tall and if not clearly visible from the street, additional numbers are required. The project is a substantial remodel so the numbers must be internally illuminated or illuminated by an adjacent light controlled by a photocell and switch off only by a breaker so it will remain illuminated all night. The numbers must be internally illuminated, placed next to a light or be reflective numbers.
4. 4. A fire sprinkler system shall be installed throughout the structure that complies with the requirements of the National Fire Protection Association.

Marin Municipal Water District

1. The applicant must comply with the District Code Title 13, Water Conservation, as a condition of water service.
2. Should backflow protection be requirement it shall be installed prior to the project final inspection.

Sanitary District

1. If not already installed the side sewer shall be equipped with an appropriate backwater prevention device. Either the existing or the new side sewer shall be inspected and be approved by a District inspector prior to the building permit final inspection.

Miscellaneous Conditions

1. The applicant must comply with any and all conditions listed above unless a specific agency waives their conditions in a written letter to the Department of Planning and Building Services.
2. Planning Conditions acted upon by the Planning Commission may only be waived by the Commission at a future public hearing.

ATTACHMENTS

Exhibit A – applicant’s supplemental information

Exhibit B – other agency conditions/comments

Exhibit C – old site plan showing patio location

PROJECT DESCRIPTION: Family Room addition
parking spot added.

GENERAL INFORMATION (if applicable):

Item	Existing SQFT	Proposed SQFT
Lot size	5500	5500
Size of structure(s) or commercial space (square feet)	845	1245
Height and No. of stories	1 & 12'	1 & 14'
Lot coverage	1512	1,912
No. of dwellings units	1	1
Parking ¹ No. of spaces	1	3
Size of spaces	15 x 20	9 x 19

Amount of proposed excavation and fill	Excavation = 7 cy	Fill =
--	-------------------	--------

Estimated cost of construction \$ 30,000 - 25,000

Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

¹Minimum parking dimensions are 9' wide by 19' long by 7' high. Do not count parking spaces that do not meet the minimum standards.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? _____

[Signature]
 Signature of Property Owner

10/9/13
 Date

[Signature]
 Signature of Applicant

10/9/13
 Date

Planning Department staff is available by appointment between 8:30 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. Monday through Thursday at 142 Bolinas Road, Fairfax, CA. (415) 453-1584

TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES
 142 Bolinas Road, Fairfax, California 94930
 Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

From: Fairfax Planning and Building Services Department

Date: March 24, 2014

To: Town Engineer Fairfax Police Dept. Marin County Open Space Dist.
 Town Attorney Sanitary Dist. 1 Other – Building Official
 MMWD Public Works Dept.
 Ross Valley Fire Marin County Health Dept.

Address and Parcel No: 56 Scenic Road; Assessor's Parcel No. 001-131-22

Project Description: 400 square foot, family room addition to a 845 square foot residence.

These plans are being transmitted for review either: a) prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission; or, for review prior to issuance of a building permit. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	Feb. 2014	Preliminary addition plans

REMARKS DRIVEWAY WILL NEED TO BE INSTALLED

Please respond by April 4, 2014. Thanks

If you have any questions please contact: Linda Neal, Principal Planner

EXHIBIT # B

Attn: Chief Morris

TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES
142 Bolinas Road, Fairfax, California 94930
Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

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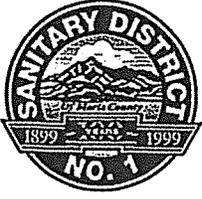
1	Feb. 2014	Preliminary addition plans

REMARKS _____

Please respond by April 4, 2014. Thanks

PM - 3/24/14

If you have any questions please contact: Linda Neal, Principal Planner



ROSS VALLEY SANITARY DISTRICT
2960 Kerner Blvd
San Rafael, CA 94901
(415) 259-2949 ~ rvsd.org

RECEIVED
APR 16 2014
TOWN OF FAIRFAX

Apr 14, 2014

Linda Neal, Senior Planner
Town of Fairfax
Dept of Planning and Building Services
142 Bolinas Road
Fairfax, CA 94930

SUBJECT: 56 SCENIC ROAD, FAIRFAX, CA; APN 001-131-22

Dear Ms. Neal:

We are in receipt of your transmittal letter received Mar 25, 2013 concerning the above-referenced project. Since this project involves an extensive demolition and rebuild, the project will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count, the applicant has the option of installing a new lateral or, the old sewer lateral needs to be tested in the presence of a District Inspector and found to meet all current District requirements.

Sanitary District No. 1 will place a hold on said property once the building permit is issued. This hold prevents the new building from being released for occupancy until the District's permit and sewer requirements are fulfilled. It is the owner's responsibility to obtain a sewer connection permit from this office and meet all District requirements pertaining to the private side sewer/lateral.

If you need further information regarding this matter, please contact the office.

Sincerely,

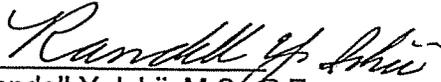

Randell Y. Ishii, M.S., P.E.
District Engineer

EXHIBIT # _____



MARIN MUNICIPAL WATER DISTRICT

TOWN OF FAIRFAX

MAR 28 2014

RECEIVED

220 Nellen Avenue Corte Madera CA 94925-1169
www.marinwater.org

March 26, 2014
Service No. 04815

Linda Neal
Town of Fairfax Planning Department
142 Bolinas Rd
Fairfax CA 94930

RE: WATER AVAILABILITY - Single Family Dwelling
Assessor's Parcel No.: 001-131-22
Location: 56 Scenic Road, Fairfax

Dear Ms. Neal:

The above referenced parcel is currently being served. The purpose and intent of this service are to provide water to a single family dwelling. The proposed 400 square foot family room addition to the existing structure will not impair the District's ability to continue service to this property.

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 – Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements online at www.marinwater.org.

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559.

If you have any questions regarding this matter, please contact me at (415) 945-1532.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Eischens", written over a white background.

Joseph Eischens
Senior Engineering Technician

JE:mp

cc: Town of Fairfax Building Dept



Ross Valley Fire Department

777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 56 Scenic Road
ADDRESS: 56 Scenic Road
Fairfax CA, 94930

Page: 1 of 3
Date: 04/17/2014

Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 03/20/2014 Fire Dept. # 14-0113

E-mail: rbastianon@rossvalleyfire.org

Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant*: Planning

***Applicant is responsible for distributing these Plan Review comments to the Design Team.**

Occupancy Class: R-3	Fire Flow Req: 1000 GPM	Sprinklers Required: YES
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: 1245 sf:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories: + 1	Fire Flow Test Required: NO	
Height: +ft.	Wildland Urban Interface: NO	

The project listed above has been reviewed and determined to be:

- APPROVED (no modifications required)
- COMPLETE AS NOTED (minor modifications required - review attached comments)
- NOT APPROVED (revise per attached comments and resubmit)
- INCOMPLETE (provide additional information per attached comments and resubmit)

NOTE: Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by date on a legend. Approval of this plan does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.

**ROSS VALLEY FIRE DEPT.
REVIEWED**

DATE: 4-17-14

Inspections required:

- Access/Water Supply prior to delivery of combustibles
- Defensible Space/Vegetation Management Plan
- Sprinkler Hydro/Final
- Final



Ross Valley Fire
Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: 56 Scenic Road
ADDRESS: 56 Scenic Road
Fairfax CA, 94930

Page: 2 of 3
Date: 04/17/2014
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning

E-mail: rbastianon@rossvalleyfire.org

Bldg. Dept. 03/20/2014

Fire Dept. # 14-0113

Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
1		Scope of work for this project was found to fall within the definition of a substantial remodel. A "Substantial Remodel" is defined as follows: The renovation of any structure, which combined with any additions to the structure, affects a floor area which exceeds fifty percent of the existing floor area of the structure. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in computing floor areas for purposes of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings.	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
2		A fire sprinkler system shall be installed throughout the entire building which complies with the requirements of the National Fire Protection Association (NFPA) 13-D and local standards. A separate deferred permit shall be required for this system. Plans and specifications for the system shall be submitted by an individual or firm licensed to design and /or design-build sprinkler systems. SHALL BE NOTED ON PLANS SUBMITTED FOR PERMIT	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
3		All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
4		Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition exceeds one thousand dollars. CO alarms shall be located outside of each dwelling unit sleeping are in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.	
		Submitter's Response: Correction has been completed. See Sheet ___ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
5		Address numbers at least 4" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a	



Ross Valley Fire
Department

777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

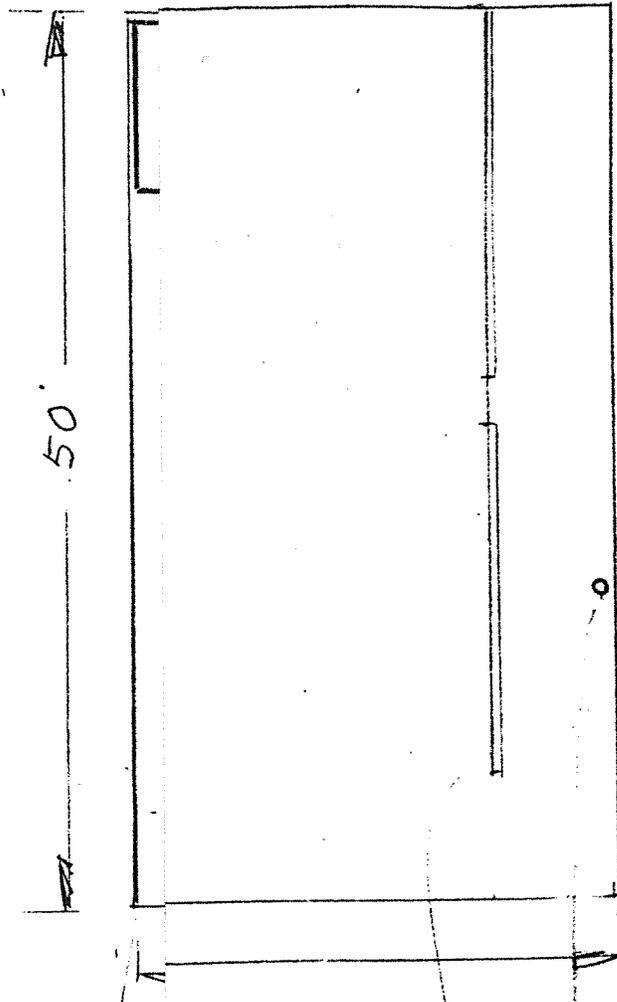
PROJECT: 56 Scenic Road
ADDRESS: 56 Scenic Road
Fairfax CA, 94930

Page: 3 of 3
Date: 04/17/2014
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 03/20/2014 Fire Dept. # 14-0113
E-mail: rbastianon@rossvalleyfire.org
Review No. 1
Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
		light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
6		Maintain around the structure an effective firebreak by removing and clearing all flammable vegetation and/or other combustible growth. Ross Valley Fire Department Fire Protection Standard 220 Vegetation/Fuels Management Plan is available online @ Rossvalleyfire.org to assist the applicant in meeting the minimum defensible space requirements.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
7		Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

*If re-submittal is required, all conditions listed above shall be included in revised drawings.
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.*



CLOSET ADDITION

PICKET FENCE

FIRE HYDRANT

50'

56 SCENIC

EXHIBIT #

1

